

ORDINANCE NO. 11852
(New Series)

O-76-204

JUN 9 1976

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0301, 103.0302.2, 103.0302.3, 103.0302.4, 103.0303.2, 103.0303.4, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6, AND 103.0306 RELATING TO LA JOLLA SHORES PLANNED DISTRICT.

(Note: 103.0304.6 was added by this Ord., not Amended)

BE IT ORDAINED, by the Council of The City of San Diego,
as follows:

Section 1. That Chapter X, Article 3, Division 3 of the San Diego Municipal Code be and it is hereby amended by amending Sections 103.0301, 103.0302.2, 103.0302.3, 103.0302.4, 103.0303.2, 103.0303.4, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6 and 103.0306 to read as follows:

(Note: Sec. 103.0304.6 was Added by this Ord., not amended)

SEC. 103.0301 BOUNDARIES

The regulations as defined herein shall apply in the La Jolla Shores Planned District which is within the boundaries of the La Jolla Shores Area in the City of San Diego, California, designated on that certain Map Drawing No. C-403.2 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 755696.

SEC. 103.0302.2 LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

A. LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD CREATED

1. There is hereby created a La Jolla Shores Planned District Advisory Board which shall be composed of seven members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve two-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than four members shall expire in any one year. The expiration date shall be April 1. During April of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after May 15, select a Chairman from among its members.
2. At the time of appointment and during incumbency five of the seven-member board shall be resident property owners of the La Jolla Shores Planned District. The sixth member shall be a resident of the district but need not own property and the seventh member shall own property in the district but need not be a resident. Members of the Board shall be persons who shall be specifically qualified by reason of interest, training or experience in art, architecture, land development, landscape architecture, planning, urban design, or other relevant business or profession to judge the effects of a proposed development upon the desirability, property values, and development of surrounding areas. At least one member of such Board shall be a registered architect in the State of California.
3. The Board may adopt rules of procedure to supplement those contained within this Division. Four members shall constitute a quorum for the transaction of business and a majority vote; and not less than four affirmative votes shall be necessary to make any Board decision.
4. The Planning Director or his designated representative shall serve as Secretary of the Board and as an ex officio member and maintain records of all official actions of the Review Board. The Secretary shall not be entitled to vote.
5. All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
6. The Board shall render a report annually on March 31, or on request, to the Mayor.

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B. POWERS AND DUTIES

It shall be the duty of the Advisory Board to review all applications for permits referred to it including applications for Planned Residential Developments (PRD's) within the La Jolla Shores Planned District and to submit its recommendations or comments on these matters in writing within 30 days to the Planning Director. When the California Environmental Quality Act requires that an Environmental Impact Report be prepared in conjunction with an application within the Planned District, the Advisory Board shall review this report before submitting its recommendation to the Planning Director. It shall also recommend to the Planning Commission any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Division. The Advisory Board shall utilize architectural criteria and design standards adopted by the City Council in evaluating the appropriateness of any development for which a permit is applied under this Division.

SEC. 103.0302.3 PROCEDURES FOR PERMITS APPLICATION AND REVIEW

A. Applications for permits shall be made in accordance with the Municipal Code, Chapter IX, and Chapter VI, Article 2, before the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Planned District or any building which is moved into the Planned District or any grading or landscaping. Approval of the Planning Director is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required.

B. The application shall include the following:

1. The purpose for which the proposed building, structure or improvement is intended to be used;
2. Adequate plans and specifications indicating dwelling unit density, lot area, lot coverage and off-street parking;
3. Adequate plans and specifications for the building and improvements showing the exterior appearance, color and texture of materials, and architectural design of the exterior;
4. Adequate plans and specifications for any outbuildings, party walls, courtyards, fences, setbacks, landscaping, signs, lighting or traffic safety; and
5. Any other information deemed necessary by the Advisory Board and the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.

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C. The Building Inspection Director and the City Engineer shall refer all applications made under "A." above to the Planning Director.

D. The Planning Director may approve, modify or disapprove any application for a permit except that the Planning Director shall process applications for PRD's in accordance with Municipal Code Section 101.0900 after receipt of written recommendations or comments from the Advisory Board. Action by the Planning Director on applications other than those for PRD's shall follow receipt of recommendation or comments from the Advisory Board and shall include a statement that the Planning Director finds that the building, structure, or improvements for which the permit was applied does or does not conform to the regulations contained herein. In the event the Planning Director determines that the proposed development does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in the written decision provided for in paragraph "E." following. Patio covers, decks, fences under six feet, retaining walls, uncovered swimming pools, unlighted tennis courts, single family residences, landscaping and any addition to or alteration of any structure which the Planning Director determines to be minor in scope may be approved by the Director without receiving a recommendation or comments from the Advisory Board providing the Director can conclude that the application conforms to architectural criteria and design standards adopted by the City Council. The Planning Director may refer an application for any improvement identified in this paragraph to the Advisory Board for a recommendation before taking action on the application.

E. Within 60 days after the submission of a complete application to the Planning Director, the Planning Director shall as required above, send his decision in writing to the applicant, Building Inspection Director and City Engineer, except when the applicant requests or agrees to an extension of time.

F. If the Planning Director approves the application and the Building Inspection Director or City Engineer finds that the application conforms to all other regulations and ordinances of The City of San Diego, the appropriate department shall then issue the permit for the work.

G. Any permit granted by the City as herein provided, shall be conditioned upon the privileges granted being utilized within 18 months after the date of issuance of said permit. Failure to start work within this 18-month period will automatically void the permit unless an extension of time has been granted by the Planning Director as set forth in paragraph "H." below. Construction must actually be commenced within the stated period and must be diligently prosecuted to completion. If the City should find that there has been no construction substantial in character since the date of the issuance of said permit, or that there has been during the course of development a lapse of work for six months, the permit shall be void.

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H. The Planning Director may grant an extension of time up to two years on the time limit contained in a currently valid permit. To initiate a request for extension of time, the property owner or owners shall file a written application with the Planning Director in the office of the Planning Department prior to the expiration of the permit. The Planning Director may grant the extension of time if he finds from the evidence submitted that there has been no material change of circumstances since the permit was originally granted.

I. All other applications made under the Building Code and not under Section 103.0302.3 or involving interior work and not subject to any regulation contained within this Division shall be processed in the normal manner without referral to or approval by the Planning Director.

SEC. 103.0302.4 APPEALS TO THE PLANNING COMMISSION

A. Any interested person, governmental body or agency may appeal from the decision of the Planning Director to the City Planning Commission within ten days after the decision is filed with the Planning Department. The appeal shall be in writing and filed in duplicate with the Planning Department upon forms provided by the Planning Department. If an appeal is filed within the time specified, it automatically stays proceedings in the matter until a determination is made by the Planning Commission. Any action taken by the Planning Director on those applications which are not submitted to the Advisory Board for review as indicated in Section 103.0302.3 Paragraph D shall be final.

B. Upon the filing of the appeal, the Planning Department shall set the matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0206. The Planning Director shall transmit to the Planning Commission a copy of his decision and findings, and all other evidence, maps, papers and exhibits upon which the Planning Director made his decision.

C. Decision of the Planning Commission. Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse, or modify, in whole or in part, any determination of the Planning Director. The Planning Commission decision shall be final.

SEC. 103.0303.2 NONCONFORMING USES AND STRUCTURES

A. The lawful use of land or buildings which existed at the time the Planned District regulations became effective and which did not conform in every respect with said regulations may be continued except when specifically prohibited provided no enlargement or additions to such use or buildings is made except as hereinafter provided.

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B. Any discontinuance of such a nonconforming use for a continuous period of 12 months shall be deemed to constitute abandonment of any nonconforming rights existing at the time of the enactment of the Division.

C. Any change from a nonconforming use of land or buildings to a conforming use shall constitute abandonment of such nonconforming rights.

D. Improvements, repairs and alterations which do not enlarge the size of a nonconforming building, structure or improvement or increase its degree of nonconformity shall be permitted.

E. If any nonconforming building be destroyed by fire, explosion, act of God, or act of the public enemy to the extent of twice the assessed value, according to the assessment thereof by the County Assessor for the fiscal year during which such destruction occurs, then and without further action by the City Council the said building and the land on which said building was located or maintained shall from and after the date of such destruction be subject to all the regulations of this Division. In the event it is determined by the Fire Chief of the City of San Diego the destruction was incendiary in origin then the building may be completely restored or rebuilt not exceeding the size of the original building.

SEC. 103.0303.4 GENERAL DESIGN REGULATIONS

Concurrent with the adoption of this Division, the City Council by resolution adopted architectural and design standards to be used in evaluating the appropriateness of any development for which a permit is applied under this Division; such architectural and design standards shall be filed in the office of the City Clerk as a numbered document.

A. CHARACTER OF THE AREA

In this primarily single-family residential community, a typical home is characterized by extensive use of glass, shake or shingle overhanging roof, and a low, rambling silhouette. Patios, the atrium or enclosed courtyard, and decks facilitate the "inside-outside" orientation of life in Southern California. Spanish Mediterranean and Mexican influences are seen in the prevalent use of the arch and of terra cotta and glazed tiles. The residential and commercial structures incorporate an honest use of natural building materials and, in many instances, are characterized as a truly American style of architecture, fusing the purity and geometry of the Mexican-Spanish period with a simplicity of materials and detail with integrated landscape design.

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B. DESIGN PRINCIPLE

Within the limitations implied above, originality and diversity in architecture are encouraged. The theme "unity and with variety" shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.

C. DESIGN REQUIREMENTS

Building materials and color are the most critical unifying elements. For this reason, roof materials within the La Jolla Shores Planned District shall be limited to wood shakes, wood shingles, clay tile, slate or copper of good quality where the pitch is 4 in 12 or greater. Roofs with a pitch of less than 4 in 12 may also be covered with crushed stone of muted dark tone. Exterior wall materials shall be limited to wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone. White and natural earth colors should predominate. Primary colors may be used for accent.

To preserve the seaside character of the community each building shall be sited so as to protect views and provide for see-throughs to the ocean.

Lighting which highlights architectural features of a structure shall be permitted. Such lighting shall be unobtrusive and shielded so as not to fall excessively on adjacent properties.

Appurtenances on the roof shall be enclosed or otherwise designed or shielded to be attractive.

D. GRADING REGULATIONS

1. It is the intent of these regulations to preserve canyons and to prevent the cutting of steep slopes and the excessive filling to create level lots. No grading or disruption of the natural terrain shall be permitted until a permit which includes grading has been approved by the Director.
2. The Planning Director may approve grading plans if it is concluded that:
 - a. The development will result in minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises.
 - b. Grading, excavation and filling proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, or excessive cutting or scarring.

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- c. The proposed development will strive to preserve and enhance the natural environment and any existing aesthetic qualities of the site.

SEC. 103.0304.1 SINGLE FAMILY ZONE - PERMITTED USES

In the Single Family (SF) Zone, designated on Map Drawing No. C-403.2, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following uses:

1. One-family dwellings.
2. Accessory uses and buildings customarily incidental to the foregoing permitted use including the following:
 - a. Not more than two lodgers or boarders.
 - b. Not more than one guest house on any premises.
3. Public parks, public playgrounds and golf courses.
4. Schools limited to primary, elementary, junior and senior high schools.
5. Churches, temples or buildings of a permanent nature, used primarily for religious purposes.
6. Electric distribution and gas regulating stations.
7. Temporary real estate sales offices and model homes in new subdivisions under the following conditions:
 - a. Within the boundaries of a subdivision where lots are offered for sale to the public for the first time, buildings and structures erected in compliance with the provisions of the prevailing area may be used as follows: one building for a temporary real estate sales office and not more than four dwelling units for temporary demonstration or model home purposes. Such temporary uses shall be maintained only in conjunction with the sale or rent of land or buildings within such subdivision, and such uses shall terminate two years after the filing in the office of the County Recorder of the final subdivision map which includes the lots on which the uses are located.
 - b. No use authorized by the preceding paragraph shall be established closer than 200 feet from any occupied dwelling unit not in the same subdivision.

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A. DWELLING UNIT DENSITY REGULATION

In the following Single Family Zone, designated on Map Drawing No. C-403.2 unless specified otherwise, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. In the event the subject parcel is not adjacent to or within 300 feet of subdivided and/or developed lots or parcels so that an average of dwelling unit density within 300 feet can be reasonably obtained, then said parcel shall be limited in dwelling unit density by the regulation described below under paragraph "B.1.," of this same section.

B. SPECIFIC TRACT REQUIREMENTS

In the following specific areas designated on Map Drawing C-403.2 no tract shall be occupied by more dwelling units than the number permitted below:

1. The dwelling unit density of all undeveloped Tracts A through D shall be limited to one unit for every 40,000 square feet of net land area within the Land Conservation (LC) Zone as determined by the City Council under Ordinances 10739 N.S., 10747 N.S., and 10752 N.S., on file in the City Clerk's office and one unit for every 20,000 square feet of net land area that is not within the LC Zone. Before calculating the number of permitted dwelling units and to determine the net land area within a particular tract, the amount of area proposed for public rights-of-way, private roadways and public or commercial parking shall be deducted from the gross tract area.
2. Where development under a PRD is permitted as provided for under Section 101.0900 of the Municipal Code, no more than eight dwelling units shall be permitted on any one acre. Parking under a "cluster" concept shall be provided at a ratio of two private spaces and one public or communal space per living unit.
3. Tract A, a portion of Pueblo Lot 1297, bounded generally by P.L. 1298 and the subdivisions of La Jolla Shores Terrace, La Jolla Costa Dorada, and La Jolla Shores Heights, may be developed under a PRD or as a standard subdivision.
4. Tract B, a portion of Pueblo Lots 1265, 1266, 1267, 1289 and 1290 bounded generally by Ardath Road, La Jolla Scenic Drive, Interstate 5 and the easterly prolongation of the northerly line of La Jolla Vista Estates Subdivision may be developed under a PRD or as a standard subdivision.

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5. Tract D, a portion of Pueblo Lot bounded generally by Torrey Pines Road, the westerly line of Prestwick Estates Unit No. 1 and the northerly line of Pueblo Lot 1289 may be developed as a PRD or as a standard subdivision with the dwelling units limited to the area not included in the Land Conservation Zone adopted by the City Council under Ordinance 10751 N.S. In this particular tract a 45 foot plus roof height limit may be observed to permit the preservation of trees and to minimize the cutting of slopes. Vehicular access to Torrey Pines Road shall be limited to one curb cut not to exceed 30 feet.
6. Tract E, a portion of Pueblo Lot 1288, bounded on the north by the westerly prolongation and the south boundary of Ardath Vistas Subdivision; on the east by the westerly line of Hidden Valley Subdivision and Record of Survey 2482; on the south by the north line of Azure Coast Subdivision Unit No. 3 and on the west by Hidden Valley Road and the east line of Record of Survey 3266 may be developed as a standard subdivision or a PRD, the average density shall not exceed one unit per 20,000 square feet of land area.
7. Tract F, a portion of Pueblo Lot 1288 including Lots 1 and 2 Tres Calles subdivision, bounded by the southerly line of Torrey Pines Road, the westerly line of Azure Coast Unit No.2 and on the south by Azure Coast Drive and Ardath Road shall be limited to a maximum of eight dwellings per net acre. A maximum height of 32 feet plus roof shall be observed.
8. Tract G, portion of Lot 26, La Jolla Scenic Knolls, Unit No. 3, Map 6751, located westerly of Gilman Drive shall be developed in accordance with the following:
 - a. The maximum density permitted shall be 8.7 dwelling units per net acre.
 - b. A minimum of 900 square feet of usable open space shall be provided for each dwelling unit. Usable open space shall be composed of moderately level land having an overall grade not exceeding 10% and may not include land occupied by structures, streets, driveways or parking areas. The usable open space may be occupied by recreational facilities, excluding buildings.
 - c. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit.

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- d. Extensive landscaping, including trees, shall be provided along Gilman Drive, and on existing graded slopes.
- e. A six-foot high masonry wall and/or earth berm shall be constructed along Gilman Drive no closer than five (5) feet from the street right-of-way.
- f. A minimum of four hundred (400) feet shall be provided between curb cuts for vehicular access to Gilman Drive.
- g. Pedestrian access shall be provided to Pottery Canyon Park.
- h. Continuity shall be provided with any proposed bikeway along Gilman Drive.

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9. Tract H, portion Pueblo Lot 1291, located westerly of Gilman Drive shall be developed as follows:
 - a. This tract may be developed at a maximum residential density of one dwelling unit for every 20,000 square feet of land area and/or with private recreational facilities.
 - b. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit. Parking for any tennis facility should be provided at a ratio of four parking spaces for each tennis court.
 - c. Extensive landscaping, including trees, shall be provided along Gilman Drive. Existing trees shall be preserved where possible.
 - d. A minimum of four hundred (400) feet shall be provided between curb cuts for vehicular access along Gilman Drive.
 - e. Continuity with any future bikeway along Gilman Drive shall be provided.
10. Tract I, portion of Blocks 1, 2, Leavitts Addition, Map 117, westerly of Gilman Drive shall be developed as follows:
 - a. The maximum density provided shall be one dwelling unit for every 20,000 square feet of land area.
 - b. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit.
 - c. Extensive landscaping, including trees, shall be provided along Gilman Drive.
 - d. To reduce traffic hazards, vehicular access from Gilman Drive shall be minimized.
 - e. Continuity with any future bikeway along Gilman Drive shall be provided.

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C. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line, in some circumstances, provided the see-through provisions in Section 103.0303.4, paragraph "C" are observed.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with an abutting property, easement, or rights-of-way.

D. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. Exceptions: In Tract D, the maximum height shall be 45 feet plus roof and in Tract F the maximum height shall be 32 feet plus roof as designated on Map Drawing C-403.2.

E. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 60% of the lot or parcel.

F. LANDSCAPE REGULATIONS

1. In the Single Family Zone designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaping shall be completed within six months of occupancy or within one year of the notice of completion of a residence.
3. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

G. OFF-STREET PARKING

The following off-street parking requirements, construction, maintenance and operation regulations shall apply to parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set

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forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows. The required parking shall be located on the same premises as the building it serves.
 - a. For each dwelling unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodger.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:
 - (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1.25 staff members at full employment.
 - f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

H. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. Except for one nameplate having a maximum of one square foot for each dwelling unit, all signs shall be approved by the Planning Director.

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1. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.

J. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:

1. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;
2. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
3. Such sign shall be unlighted.

SEC. 103.0304.2 MULTI-FAMILY ZONES - PERMITTED USES

In the Multi-Family (MF) Zones, designated on Map Drawing No. C-403.2, no building or improvement or portion thereof shall be erected, constructed, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

1. Any use permitted in the Single Family Zone.
2. Two-family dwellings.
3. Apartment houses designed to serve as the principal place of residence for a family or person. These units should not serve transient and temporary residents in the manner of a hotel or motel.
4. Accessory uses may include the following:
 - a. Not more than two lodgers or boarders per dwelling unit.
 - b. Recreational and health facilities which are designed, used and clearly intended for the use of occupants of residential complexes, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - c. Communal dining facilities and snack bars in residential complexes which are designed, used and clearly intended for the convenience of the occupants and guests of the residential complex only.

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All accessory uses shall be located in the same building complex as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.

5. Residential care homes for not more than six aged persons, which are licensed by the State of California Department of Social Welfare.
6. Day care centers for not more than ten children under the age of eight years.
7. Parking facilities accessory to a permitted use in the Multi-Family Zones.
8. Any other use which the Planning Commission upon recommendation of the Planning Director may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Multi-Family Areas and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. DWELLING UNIT DENSITY REGULATIONS

In the Multi-Family (MF1 and MF2) Zones, designated on Map Drawing C-403.2 unless specified otherwise, no lot or parcel shall be developed or occupied by more than one unit for every 2,200 square feet of lot area in the MF1 Zone and one unit for every 1,000 square feet of lot area in the MF2 Zone.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with any abutting property, easement, or rights-of-way.

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3. To provide for see-throughs to the ocean, buildings shall be located so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel. However, no building facade may be a continuous plane over 50 feet in length.

C. BUILDING HEIGHTS

In the Multiple Family Areas (MF1 and MF2), designated on Map Drawing C-403.2, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof. Exception: Blocks 3, 7, 8 and 9, La Jolla Shores Unit No. 1 shall have a maximum building height of 32 feet plus roof.

Under no condition will any part of the building including utility poles, electrical transmission towers, chimneys, ventilators, plumbing stacks, radio and television reception antennas, flagstaffs, elevator shafts and like appurtenances exceed 53 feet in height.

D. LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover a greater portion of the lot or parcel than is shown in the following table:

<u>Building Height Excluding Roof</u>	<u>Percent Maximum Coverage</u>
40 to 45 feet	30
32 to 40 feet	40
below 32 feet	50

E. LANDSCAPING REGULATIONS

1. In the MF areas, designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and watering system as required by the La Jolla Shores Review Board shall be installed within six weeks following occupancy of the premises.

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F. OFF-STREET PARKING

The following off-street parking requirements shall apply to parking in the Multiple Family Zones in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling apartment or condominium unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodger.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:
 - (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1.25 staff members at full complement.
 - f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
 - g. For day care centers for children under the age of eight years - one space for each two adult residents and employees.
 - h. For residential care homes - one space for each two aged persons.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements

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shall be consistent with that for similar uses in the La Jolla Shores Planned District.

G. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. A sign (super-graphics) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed. Except for one nameplate of one square foot for each dwelling unit all signs shall be approved by the Planning Director. Size, height, and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.
3. One single or double-faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
4. In the MF Zones, no signs, displays or advertising relating to any accessory uses shall be visible from any street.
5. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
6. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 - a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;

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- b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
- c. Such sign shall be unlighted.

SEC. 103.0304.3 VISITOR ZONE

In the visitor (V) Zone, designated on Map Drawing C-403.2, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes:

- 1. Any use permitted in the Multi-Family Zones.
- 2. Hotels and motels and the following accessory uses:
 - a. Restaurants and bars.
 - b. News and tobacco stores.
 - c. Barber shops.
 - d. Beauty shops.
 - e. Valet services (agency for laundering, cleaning and pressing of clothing).
 - f. Travel, ticket and car rental agents.
 - g. Gift shops.
 - h. Florists.

All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.

- 3. Private clubs, lodges, and fraternal organizations except fraternities and sororities.
- 4. In the portion of Pueblo Lot 1286 bounded by La Jolla Shores Drive, Torrey Pines Road and Ardath Road (dedicated but unimproved

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as a roadway) a restaurant and automobile service station will be permitted in addition to any of the other visitor area uses.

5. Upon recommendation by the Planning Director, any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated above and consistent with the purpose and intent of the Visitor Zone and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. GUEST ROOM DENSITY REGULATIONS

In the Visitor Zone, designated on Map Drawing C-403.2, no lot or parcel shall be occupied by more than one dwelling unit or two guest rooms for every 1,000 square feet of land area.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line, provided the see-through provisions in Section 103.0303.4, paragraph "C" are observed.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with any abutting property, easement, or rights-of-way.

C. MAXIMUM BUILDING HEIGHT

In the Visitor Zone designated on Map Drawing C-403.2, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof.

D. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover a greater portion of the lot or parcel than is shown in the following table:

<u>Building Height Excluding Roof</u>	<u>Percent Maximum Coverage</u>
40 to 45 feet	30
32 to 40 feet	40
below 32 feet	50

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E. LANDSCAPE REGULATIONS

1. In the Visitor Zone, designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and watering system as required by the Planning Director shall be installed within six weeks following occupancy of the premises.

F. OFF-STREET PARKING REQUIREMENTS

The following off-street parking requirements shall apply to the Visitor Zone parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. The required spaces shall be located on the same premises as the building it serves.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodger.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:

- (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1.25 staff members at full complement.
- f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
 - g. For day care centers for children under the age of eight years - one space for each two adult residents and employees.
 - h. For hotels and motels - 1.2 spaces for each guest room, and one space for each 500 feet of gross floor area used for incidental business.
 - i. For private clubs and similar establishments - 1.2 spaces for each guest room or one space for each 500 square feet of gross floor area, whichever is greater.
 - j. For uses accessory to motels and hotels as permitted in this section, except restaurants and bars - one space for each 500 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

G. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. A sign (super-graphics) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed.

All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.

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3. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink, or effect changes in hue or intensity or illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion by the movement of the atmosphere, are also prohibited. Neon signs are prohibited.
4. A sign shall not project above the top of the second floor or the parapet or eaves, whichever is lower, of the building to which it is affixed.
5. One single or double-faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
6. Ground signs shall be permitted only when the following conclusions can be reached:
 - a. That there are special circumstances or conditions applying to the land or buildings for which the sign is sought, which do not apply generally to the land or buildings in the neighborhood. Such conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Division.
 - b. That the aforesaid circumstances or conditions are such that the strict application of the provisions of this Division would deprive the applicant of the reasonable use of the land or buildings.
 - c. The granting of the sign will be in harmony with the general purpose and intent of the La Jolla Shores Planned District regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - d. Ground signs when permitted shall not exceed an area of 20 square feet in total face area or be less than three feet in any one dimension or exceed a height of eight feet. Ground signs shall not encroach or overhang into the public right-of-way.
7. For each dwelling unit one nameplate having a maximum area of one square foot shall be permitted.

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8. In the Visitor Zone, no signs, displays or advertising relating to any accessory uses shall be visible from any street.
9. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
10. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 - a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;
 - b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
 - c. Such sign shall be unlighted.

SEC. 103.0304.4 COMMERCIAL CENTER

In the Commercial Center (CC), designated on Map Drawing C-403.2, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

1. Retailing of consumer goods and dispensing of consumer services from the following establishments:
 - a. Antique shops.
 - b. Apparel and tailor shops.
 - c. Art galleries.
 - d. Art supplies shops.
 - e. Bakeries.
 - f. Barber shops.

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- g. Beauty shops.
- h. Bicycle shops.
- i. Book stores.
- j. Confectioneries.
- k. Curtain and drapery shops.
- l. Drug stores.
- m. Dry cleaning and laundry agencies and self-service dry cleaning and laundry establishments.
- n. Florists.
- o. Food stores.
- p. Gift shops.
- q. Hardware stores.
- r. Hobby shops.
- s. Import shops.
- t. Interior design studios.
- u. Jewelry stores.
- v. Liquor stores.
- w. Music and record stores.
- x. Paint and wallpaper stores.
- y. Picture frame shops.
- z. Photographic studios.
- aa. Radio, television and small home appliance sales and repair shops.
- bb. Real estate brokers.
- cc. Restaurants (excluding drive-in and drive-thru restaurants).
- dd. Shoe stores.

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- ee. Shoe repair shops.
 - ff. Sporting goods stores.
 - gg. Stationers.
 - hh. Travel agencies.
 - ii. Variety stores.
 - jj. Libraries.
2. Electric distribution and gas regulating stations serving the immediate area.
 3. The following uses are also permitted provided that such uses are not located on the ground floor within the front half or 50% of the lot:
 - a. Business and professional offices.
 - b. Dwelling units and apartments.
 - c. Studios for teaching of art, drama, dancing and music.
 - d. Automobile parking.
 4. Any other use which the Planning Commission upon the recommendation of the Planning Director may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Commercial Center Area (CC) and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. COMMERCIAL CENTER ZONE DENSITY REGULATIONS

In the Commercial Center Zone, designated on Map Drawing C-403.2, commercial structures may occupy 100% of the lot or parcel.

B. BUILDING HEIGHTS

In the Commercial Center Zone, designated on Map Drawing C-403.2, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 32 feet plus roof.

C. OFF-STREET PARKING REQUIREMENTS

The following off-street parking requirements shall apply to parking in the Commercial Center Zone in the La Jolla Shores Planned District.

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Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department.

D. PARKING REQUIREMENTS

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling or apartment unit - two spaces.
 - b. For each 1,000 square feet of gross retail floor area - one space.
 - c. For each 500 square feet of gross business or professional office area - one space.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

E. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. A sign (super-graphics) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed.

All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.
3. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink or effect changes in hue or intensity of illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion

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by the atmosphere, are also prohibited. Neon signs are prohibited.

4. A sign shall not project above the top of the second floor or the parapet or eaves, whichever is lower, of the building to which it is affixed.
5. One single or double-faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
6. Ground signs shall be permitted only when the following conclusions can be reached:
 - a. That there are special circumstances or conditions applying to the land or buildings for which the sign is sought, which do not apply generally to the land or buildings in the neighborhood. Such conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Division.
 - b. That the aforesaid circumstances or conditions are such that the strict application of the provisions of this Division would deprive the applicant of the reasonable use of the land or buildings.
 - c. The granting of the sign will be in harmony with the general purpose and intent of the La Jolla Shores Planned District regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - d. Ground signs when permitted shall not exceed an area of 20 square feet in total face area or be less than three feet in any one dimension or exceed a height of eight feet. Ground signs shall not encroach or overhang into the public right-of-way.
7. For each dwelling unit one nameplate having a maximum area of one square foot shall be permitted.
8. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.

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9. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:

- a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;
- b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
- c. Such sign shall be unlighted.

F. PARKING LOCATION

1. Required off-street parking for uses in the Commercial Center (Area CC), designated on Map Drawing No. C-403.2, may not be located on the front 50% of the lot except when such parking is located on the second story or above. Also, required off-street parking for uses in the Commercial Center Area may be located in whole or in part on nearby land provided that all of the following criteria are met:
 - a. Some portion of the parking area is within 400 feet horizontal distance of the premises on which the use requiring off-street parking is located, and provided that said parking area is in the Commercial Center (CC) and Multi-Family (MF) Areas, designated on Map Drawing No. C-403.2.
 - b. Said land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the parking site shall furnish satisfactory evidence to the Planning Director that he owns or has a sufficient interest in such property to provide and maintain the minimum off-street parking facilities which are provided or maintained for only the structure or use under consideration.

SEC. 103.0304.5 PUBLIC PARK AREA

In the Public Park (PP) Area, designated on Map Drawing No. C-403.2, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for park purposes.

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SEC. 103.0304.6 NORTHWEST YMCA

In the area designated on Map Drawing C-403.2 as YMCA, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for YMCA purposes.

A. GENERAL DESIGN REGULATION

1. Expansion must not encroach on adjacent uses.
2. Adequate and appropriate landscaping and/or fencing must be provided between adjacent property and next to all public rights-of-way.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way, endanger or interfere with any abutting property, easement, or rights-of-way.

C. MAXIMUM LOT COVERAGE

No more than 20% of the total lot area shall be covered by buildings or structures.

D. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped. In no case shall this landscaped area be less than twenty-five (25%) percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and an irrigation system as required by the Planning Director shall be installed within six weeks following occupancy of the premises.

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E. OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. The required spaces shall be located on the same premises as the building it serves.

One parking space shall be provided for every additional 200 square feet of building area.

Parking lot access requirements are to be determined by the Planning Director and the City Engineer.

F. SIGNS

All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink, or effect changes in hue or intensity of illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion by the movement of the atmosphere, are also prohibited. Neon signs are prohibited.
2. Signs will be in harmony with the general purpose and intent of the La Jolla Shores Planned District Regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

SEC. 103.0306 SPECIAL REGULATIONS

A. STORAGE

Storage of merchandise, material, or equipment including refuse containers shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.

B. PARKING OR STORAGE OF BOATS, TRAILERS, AND CAMPERS

Parking or storage of boats, trailers, and campers and other wheeled vehicles for greater than three days shall not be permitted within a dedicated public right-of-way or front yard.

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C. ENCLOSURE OF SERVICE EQUIPMENT

No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

D. UTILITIES

Public utility systems and service facilities shall be located underground within the boundaries of a new development as provided for in Section 102.0221 of the Municipal Code.

E. ANTENNAS

Only one exterior television and/or radio antenna per building will be permitted.

F. PRIVATE STREETS, ALLEYS AND WALKWAYS

All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways.

G. PUBLIC IMPROVEMENTS

When a subdivision map is not required, the Planning Director may require improvements including but not limited to sidewalks, curbs, gutters, street pavement, and street trees as a condition for the approval of a development permit. Such improvements shall be in accordance with standards established by the City Engineer.

Section 2.

This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

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By

Frederick C. Conrad
Frederick C. Conrad

Chief Deputy City Attorney

FCC:clh

5/3/76

LM/bg

JUN 9 1976

Passed and adopted by the Council of The City of San Diego on _____,
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By Kathleen Martinez Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAY 26 1976

JUN 9 1976

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By Kathleen Martinez Deputy.

MICROFILMED

Office of the City Clerk, San Diego, California

Ordinance
Number

11852

Adopted

JUN 9 1976

01699

ATTORNEYS:

San Diego, City of
202 C St., 12th Floor
San Diego, CA 92101
Attn: Kathleen Martinez

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

LA JOLLA SHORES PLANNED DISTRICT

ORDINANCE NO. 11852

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0301, 103.0302.2, 103.0302.3, 103.0302.4, 103.0303.2, 103.0303.4, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6, AND 103.0306 RELATING TO LA JOLLA SHORES PLANNED DISTRICT. BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 3 of the San Diego Municipal Code be and it is hereby amended by amending Sections 103.0301, 103.0302.2, 103.0302.3, 103.0302.4, 103.0303.2, 103.0303.4, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6 and 103.0306 to read as follows:

SEC. 103.0301 BOUNDARIES

The regulations as defined herein shall apply in the La Jolla Shores Planned District which is within the boundaries of the La Jolla Shores Area in the City of San Diego, California, designated on that certain Map Drawing No. C-403.2 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 755896.

SEC. 103.0302.2 LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

A. LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD CREATED

1. There is hereby created a La Jolla Shores Planned District Advisory Board which shall be composed of seven members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve two-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than four members shall expire in any one year. The expiration date shall be April 1. During April of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after May 15, select a Chairman from among its members.
2. At the time of appointment and during incumbency five of the seven-member board shall be resident property owners of the La Jolla Shores Planned District. The sixth member shall be a resident of the district but need not own property and the seventh member shall own property in the district but need not be a resident. Members of the Board shall be persons who shall be specifically qualified by reason of interest, training or experience in art, architecture, land development, landscape architecture, planning, urban design, or other relevant business or profession to judge the effects of a proposed development upon the desirability, property values, and development of surrounding areas. At least one member of such Board shall be a registered architect in the State of California.
3. The Board may adopt rules of procedure to supplement those contained within this Division. Four members shall constitute a quorum for the transaction of business and a majority vote; and not less than four affirmative votes shall be necessary to make any Board decision.
4. The Planning Director or his designated representative shall serve as Secretary of the Board and as an ex officio member and maintain records of all official actions of the Review Board. The Secretary shall not be entitled to vote.
5. All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
6. The Board shall render a report annually on March 31, or on request, to the Mayor.

B. POWERS AND DUTIES

It shall be the duty of the Advisory Board to review all applications for permits referred to it including applications for Planned Residential Developments (PRD's) within the La Jolla Shores Planned District and to submit its recommendations or comments on these matters in writing within 30 days to the Planning Director. When the California Environmental Quality Act requires that an Environmental Impact Report be prepared in conjunction with an application within the Planned District, the Advisory Board shall review this report before submitting its recommendation to the Planning Director. It shall also recommend to the Planning Commission any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Division. The Advisory Board shall utilize architectural criteria and design standards adopted by the City Council in evaluating the appropriateness of any development for which a permit is applied under this Division.

I, PATRICIA M. DUTRA hereby certify that the San Diego Daily Transcript is a daily newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of San Diego, County of San Diego, State of California; that I am the principal clerk of said newspaper; and the

ORDINANCE NO. 11852
(New Series)

is a true and correct copy of which this certificate is annexed and was published in said newspaper on

June 24, 1976

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on

June 24, 1976.

(Signature)

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SEC. 103.0302.3 PROCEDURES FOR PERMITS APPLICATION AND REVIEW

A. Applications for permits shall be made in accordance with the Municipal Code, Chapter IX, and Chapter VI, Article 2, before the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Planned District or any building which is moved into the Planned District or any grading or landscaping. Approval of the Planning Director is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required.

B. The application shall include the following:

1. The purpose for which the proposed building, structure or improvement is intended to be used;
2. Adequate plans and specifications indicating dwelling unit density, lot area, lot coverage and off-street parking;
3. Adequate plans and specifications for the building and improvements showing the exterior appearance, color and texture of materials, and architectural design of the exterior;
4. Adequate plans and specifications for any outbuildings, party walls, courtyards, fences, setbacks, landscaping, signs, lighting or traffic safety; and
5. Any other information deemed necessary by the Advisory Board and the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.

C. The Building Inspection Director and the City Engineer shall refer all applications made under "A." above to the Planning Director.

D. The Planning Director may approve, modify or disapprove any application for a permit except that the Planning Director shall process applications for PRD's in accordance with Municipal Code Section 101.0900 after receipt of written recommendations or comments from the Advisory Board. Action by the Planning Director on applications other than those for PRD's shall follow receipt of recommendation or comments from the Advisory Board and shall include a statement that the Planning Director finds that the building, structure, or improvements for which the permit was applied does or does not conform to the regulations contained herein. In the event the Planning Director determines that the proposed development does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in the written decision provided for in paragraph "E." following. Patio covers, decks, fences under six feet, retaining walls, uncovered swimming pools, unlighted tennis courts, single family residences, landscaping and any addition to or alteration of any structure which the Planning Director determines to be minor in scope may be approved by the Director without receiving a recommendation or comments from the Advisory Board providing the Director can conclude that the application conforms to architectural criteria and design standards adopted by the City Council. The Planning Director may refer an application for any improvement identified in this paragraph to the Advisory Board for a recommendation before taking action on the application.

E. Within 60 days after the submission of a complete application to the Planning Director, the Planning Director shall as required above, send his decision in writing to the applicant, Building Inspection Director and City Engineer, except when the applicant requests or agrees to an extension of time.

F. If the Planning Director approves the application and the Building Inspection Director or City Engineer finds that the application conforms to all other regulations and ordinances of The City of San Diego, the appropriate department shall then issue the permit for the work.

G. Any permit granted by the City as herein provided, shall be conditioned upon the applicant beginning construction within 18 months after the date of issuance of said permit. Failure to start work within this 18-month period will automatically void the permit unless an extension of time has been granted by the Planning Director as set forth in paragraph "H." below. Construction must actually be commenced within the stated period and must be diligently prosecuted to completion. If the City should find that there has been no construction substantial in character since the date of the issuance of said permit, or that there has been during the course of development a lapse of work for six months, the permit shall be void.

H. The Planning Director may grant an extension of time up to two years on the time limit contained in a currently valid permit. To initiate a request for extension of time, the property owner or owners shall file a written application with the Planning Director in the office of the Planning Department prior to the expiration of the permit. The Planning Director may grant the extension of time if he finds from the evidence submitted that there has been no material change of circumstances since the permit was originally granted.

I. All other applications made under the Building Code and not under Section 103.0302.3 or involving interior work and not subject to any regulation contained within this Division shall be processed in the normal manner without referral to or approval by the Planning Director.

SEC. 103.0302.4 APPEALS TO THE PLANNING COMMISSION

A. Any interested person, governmental body or agency may appeal from the decision of the Planning Director to the City Planning Commission within ten days after the decision is filed with the Planning Department. The appeal shall be in writing and filed in duplicate with the Planning Department upon forms provided by the Planning Department. If an appeal is filed within the time specified, it automatically stays proceeding in the matter until a determination is made by the Planning Commission. Any action taken by the Planning Director on those applications which are not submitted to the Advisory Board for review as indicated in Section 103.0302.3 Paragraph D shall be final.

B. Upon the filing of the appeal, the Planning Department shall set the matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0206. The Planning Director shall transmit to the Planning Commission a copy of his decision and findings, and all other evidence, maps, papers and exhibits upon which the Planning Director made his decision.

C. Decision of the Planning Commission. Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse, modify, in whole or in part, any determination of the Planning Director. The Planning Commission decision shall be final.

SEC. 103.0303.2 NONCONFORMING USES AND STRUCTURES

A. The lawful use of land or buildings which existed at the time the Planned District regulations became effective and which did not conform in every respect with said regulations may be continued except when specifically prohibited provided no enlargement or additions to such use or buildings is made except as hereinafter provided.

B. Any discontinuance of such a nonconforming use for a continuous period of 12 months shall be deemed to constitute abandonment of any nonconforming rights existing at the time of the enactment of the Division.

C. Any change from a nonconforming use of land or buildings to a conforming use shall constitute abandonment of such nonconforming rights.

D. Improvements, repairs and alterations which do not enlarge the size of a nonconforming building, structure or improvement or increase its degree of nonconformity shall be permitted.

E. If any nonconforming building be destroyed by fire, explosion, act of God, or act of the public enemy to the extent of twice the assessed value, according to the assessment thereof by the County Assessor for the fiscal year during which such destruction occurs, then and without further action by the City Council the said building and the land on which said building was located or maintained shall from and after the date of such destruction be subject to all the regulations of this Division. In the event it is determined by the Fire Chief of The City of San Diego the destruction was incendiary in origin then the building may be completely restored or rebuilt not exceeding the size of the original building.

SEC. 103.0303.4 GENERAL DESIGN REGULATIONS

Concurrent with the adoption of this Division, the City Council by resolution adopted architectural and design standards to be used in evaluating the appropriateness of any development for which a permit is applied under this Division; such architectural and design standards shall be filed in the office of the City Clerk as a numbered document.

A. CHARACTER OF THE AREA

In this primarily single-family residential community, a typical home is characterized by extensive use of glass, shake or shingle overhanging roof, and a low, rambling silhouette. Patios, the atrium or enclosed courtyard, and decks facilitate the "inside-outside" orientation of life in Southern California. Spanish Mediterranean and Mexican influences are seen in the prevalent use of the arch and of terra cotta and glazed tiles. The residential and commercial structures incorporate an honest use of natural building materials and, in many instances, are characterized as a truly American style of architecture, fusing the purity and geometry of the Mexican-Spanish period with a simplicity of materials and detail with integrated landscape design.

B. DESIGN PRINCIPLE

Within the limitation implied above, originality and diversity in architecture are encouraged. The theme "unity and variety" shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.

C. DESIGN REQUIREMENTS

Building materials and color are the most critical unifying elements. For this reason, roof materials within the La Jolla Shores Planned District shall be limited to wood shakes, wood shingles, clay tile, slate or copper of good quality where the pitch is 4 in 12 or greater. Roofs with a pitch of less than 4 in 12 may also be covered with crushed stone of muted dark tones. Exterior wall materials shall be limited to wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone. White and natural earth colors should predominate. Primary colors may be used for accent.

To preserve the seaside character of the community each building shall be sited so as to protect views and provide for see-throughs to the ocean.

Lighting which highlights architectural features of a structure shall be permitted. Such lighting shall be nonobtrusive and shielded so as not to fall excessively on adjacent properties.

Appurtenances on the roof shall be enclosed or otherwise designed or shielded to be attractive.

D. GRADING REGULATIONS

1. It is the intent of these regulations to preserve canyons and to prevent the cutting of steep slopes and the excessive filling to create level lots. No grading or disruption of the natural terrain shall be permitted until a permit which includes grading has been approved by the Director.

2. The Planning Director may approve grading plans if it is concluded that:

- a. The development will result in minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises.
- b. Grading, excavation and filling proposed in connection with the development will not result in soil erosion, silting of lower slopes, slope damage, flooding problems, or excessive cutting or scarring.
- c. The proposed development will strive to preserve and enhance the natural environment and any existing aesthetic qualities of the site.

SEC. 103.0304.1 SINGLE FAMILY ZONE - PERMITTED USES

In the Single Family (SF) Zone, designated on Map Drawing No. C-403.2, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following uses:

1. One-family dwellings.
2. Accessory uses and buildings customarily incidental to the foregoing permitted use including the following:
 - a. Not more than two lodgers or boarders.
 - b. Not more than one guest house on any premises.
3. Public parks, public playgrounds and golf courses.
4. Schools limited to primary, elementary, junior and senior high schools.
5. Churches, temples or buildings of a permanent nature, used primarily for religious purposes.
6. Electric distribution and gas regulating stations.
7. Temporary real estate sales offices and model homes in new subdivisions under the following conditions:
 - a. Within the boundaries of a subdivision where lots are offered for sale to the public for the first time, buildings and structures erected in compliance with the provisions of the prevailing area may be used as follows: one building for a temporary real estate sales office and not more than four dwelling units for temporary demonstration or model home purposes. Such temporary uses shall be maintained only in conjunction with the sale or rent of land or buildings within such subdivision, and such uses shall terminate two years after the filing in the office of the County Recorder of the final subdivision map which includes the lots on which the uses are located.
 - b. No use authorized by the preceding paragraph shall be established closer than 200 feet from any occupied dwelling unit not in the same subdivision.

A. DWELLING UNIT DENSITY REGULATION

In the following Single Family Zone, designated on Map Drawing No. C-403.2 and as specified otherwise, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. In the event the subject parcel is not adjacent to or within 300 feet of subdivided and/or developed lots or parcels so that an average of dwelling unit density within 300 feet can be reasonably obtained, then said parcel shall be limited in dwelling unit density by the regulation described below under paragraph "B.1." of this same section.

B. SPECIFIC TRACT REQUIREMENTS

In the following specific areas designated on Map drawing C-403.2 no tract shall be occupied by more dwelling units than the number permitted below:

1. The dwelling unit density of all undeveloped Tracts A through D shall be limited to one unit for every 40,000 square feet of net land area within the Land Conservation (LC) Zone as determined by the City Council under Ordinances 10749 N.S., 10747 N.S., and 10752, N.S., on file in the City Clerk's office and one unit for every 20,000 square feet of net land area that is not within the LC Zone. Before calculating the number of permitted dwelling units and to determine the net land area with a particular tract, the amount of area proposed for public rights-of-way, private roadways and public or commercial parking shall be deducted from the gross tract area.

2. Where development under a PRD is permitted as provided for under Section 101.0900 of the Municipal Code, no more than eight dwelling units shall be permitted on any one acre. Parking under a "cluster" concept shall be provided at a ratio of two private spaces and one public or communal space per living unit.
 3. Tract A, a portion of Pueblo Lot 1297, bounded generally by P.L. 1298 and the subdivisions of La Jolla Shores Terrace, La Jolla Costa Dorada, and La Jolla Shores Heights, may be developed under a PRD or as a standard subdivision.
 4. Tract B, a portion of Pueblo Lots 1265, 1266, 1267, 1289 and 1290 bounded generally by Ardath Road, La Jolla Scenic Drive, Interstate 5 and the easterly prolongation of the northerly line of La Jolla Vista Estates Subdivision may be developed under a PRD or as a standard subdivision.
 5. Tract D, a portion of Pueblo Lot bounded generally by Torrey Pines Road, the westerly line of Prestwick Estates Unit No. 1 and the northerly line of Pueblo Lot 1289 may be developed as a PRD or as a standard subdivision with the dwelling units limited to the area not included in the Land Conservation Zone adopted by the City Council under Ordinance 10751 N.S. In this particular tract a 45 foot plus roof height limit may be observed to permit the preservation of trees and to minimize the cutting of slopes. Vehicular access to Torrey Pines Road shall be limited to one curb cut not to exceed 30 feet.
 6. Tract E, a portion of Pueblo Lot 1288, bounded on the north by the westerly prolongation and the south boundary of Ardath Vistas Subdivision and on the east by the westerly line of Hidden Valley Subdivision and Record of Survey 2482; on the south by the north line of Azure Coast Subdivision Unit No. 3 and on the west by Hidden Valley Road and the east line of Record of Survey 3266 may be developed as a standard subdivision or a PRD. The average density shall not exceed one unit per 20,000 square feet of land area.
 7. Tract F, a portion of Pueblo Lot 1288 including Lots 1 and 2 Tres Calles subdivision, bounded by the southerly line of Torrey Pines Road, the westerly line of Azure Coast Unit No. 2 and on the south by Azure Coast Drive and Ardath Road shall be limited to a maximum of eight dwellings per net acre. A maximum height of 32 feet plus roof shall be observed.
 8. Tract G, portion of Lot 26, La Jolla Scenic Knolls, Unit No. 3, Map 6751, located westerly of Gilman Drive shall be developed in accordance with the following:
 - a. The maximum density permitted shall be 8.7 dwelling units per net acre.
 - b. A minimum of 900 square feet of usable open space shall be provided for each dwelling unit. Usable open space shall be composed of moderately level land having an overall grade not exceeding 10% and may not include land occupied by structures, streets, driveways or parking areas. The usable open space may be occupied by recreational facilities, excluding buildings.
 - c. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit.
 - d. Extensive landscaping, including trees, shall be provided along Gilman Drive, and on existing graded slopes.
 - e. A six-foot high masonry wall and/or earth berm shall be constructed along Gilman Drive no closer than five (5) feet from the street right of way.
 - f. A minimum of four hundred (400) feet shall be provided between curb cuts for vehicular access to Gilman Drive.
 - g. Pedestrian access shall be provided to Pottery Canyon Park.
 - h. Continuity shall be provided with any proposed bikeway along Gilman Drive.
 9. Tract H, portion Pueblo Lot 1291, located westerly of Gilman Drive shall be developed as follows:
 - a. This tract may be developed at a maximum residential density of one dwelling unit for every 20,000 square feet of land area and/or with private recreational facilities.
 - b. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit. Parking for any tennis facility should be provided at a ratio of four parking spaces for each tennis court.
 - c. Extensive landscaping, including trees, shall be provided along Gilman Drive. Existing trees shall be preserved where possible.
 - d. A minimum of four hundred (400) feet shall be provided between curb cuts for vehicular access along Gilman Drive.
 - e. Continuity with any future bikeway along Gilman Drive shall be provided.
 10. Tract I, portion of Blocks, 1, 2, Leavitts Addition, Map 117, westerly of Gilman Drive shall be developed as follows:
 - a. The maximum density provided shall be one dwelling unit for every 20,000 square feet of land area.
 - b. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on-site spaces and one communal or public space for each two bedroom unit; and 1.2 on-site spaces and one communal or public space for each one bedroom unit.
 - c. Extensive landscaping, including trees, shall be provided along Gilman Drive.
 - d. To reduce traffic hazards, vehicular access from Gilman Drive shall be minimized.
 - e. Continuity with any future bikeway along Gilman Drive shall be provided.
- C. SITING OF BUILDINGS**
1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line, in some circumstances, provided the set-back provisions in Section 103.0303.4, paragraph "C" are observed.
 2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with an abutting property, easement, or rights-of-way.

D. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. Exceptions: In Tract D, the maximum height shall be 45 feet plus roof and in Tract F the maximum height shall be 32 feet plus roof as designated on Map Drawing (C-403.2).

E. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved or enlarged to cover more than 60% of the lot or parcel.

F. LANDSCAPE REGULATIONS

1. In the Single Family Zone designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaping shall be completed within six months of occupancy or within one year of the notice of completion of a residence.
3. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

G. OFF-STREET PARKING

The following off-street parking requirements, construction, maintenance and operation regulations shall apply to parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows. The required parking shall be located on the same premises as the building it serves.
 - a. For each dwelling unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodger.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:
 - (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1,25 staff members at full employment.
 - f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

H. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or mark. Except for one nameplate

having a maximum of one square foot for each dwelling unit, all signs shall be approved by the Planning Director.

1. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
2. One temporary sign shall be permitted on each lot or parcel of real estate to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 1. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;
 2. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
 3. Such sign shall be unlighted.

SEC. 103.0304.2 MULTI-FAMILY ZONES - PERMITTED USES

In the Multi-Family (MF) Zones, designated on Map Drawing No. C-403.2, no building or improvement or portion thereof shall be erected, constructed, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

1. Any use permitted in the Single Family Zone.
2. Two-family dwellings.
3. Apartment houses designed to serve as the principal place of residence for a family or person. These units should not serve transient and temporary residents in the manner of a hotel or motel.
4. Accessory uses may include the following:
 - a. Not more than two lodgers or boarders per dwelling unit.
 - b. Recreational and health facilities which are designed, used and clearly intended for the use of occupants of residential complexes, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - c. Communal dining facilities and snack bars in residential complexes which are designed, used and clearly intended for the convenience of the occupants and guests of the residential complex only.
 - d. All accessory uses shall be located in the same building complex as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.
5. Residential care homes for not more than six aged persons, which are licensed by the State of California Department of Social Welfare.
6. Day care centers for not more than ten children under the age of eight years.
7. Parking facilities accessory to a permitted use in the Multi-Family Zones.

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8. Any other use which the Planning Commission upon recommendation of the Planning Director may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Multi-Family Areas and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. DWELLING UNIT DENSITY REGULATIONS

In the Multi-Family (MF1 and MF2) Zones, designated on Map Drawing C-403.2 unless specified otherwise, no lot or parcel shall be developed or occupied by more than one unit for every 2,000 square feet of lot area in the MF1 Zone and one unit for every 1,000 square feet of lot area in the MF2 Zone.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with any abutting property, easement, or rights-of-way.
3. To provide for see-throughs to the ocean, buildings shall be located so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel. However, no building facade may be a continuous plane over 50 feet in length.

C. BUILDING HEIGHTS

In the Multiple Family Areas (MF1 and MF2), designated on Map Drawing C-403.2, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof. **Exception:** Blocks 3, 7, 8 and 9, La Jolla Shores Unit No. 1 shall have a maximum building height of 52 feet plus roof.

Under no condition will any part of the building including utility poles, electrical transmission towers, chimneys, ventilators, plumbing stacks, radio and television reception antennas, flagstaffs, elevator shafts and like appurtenances exceed 53 feet in height.

D. LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover a greater portion of the lot or parcel than is shown in the following table:

Building Height Excluding Roof	Percent Maximum Coverage
40 to 45 feet	30
32 to 40 feet	40
below 32 feet	50

E. LANDSCAPING REGULATIONS

1. In the MF areas, designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and watering systems as required by the La Jolla Shores Review Board shall be installed within six weeks following occupancy of the premises.

F. OFF-STREET PARKING

The following off-street parking requirements shall apply to parking in the Multiple Family Zones in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards-Off-Street Parking Lots," on file in the office of the Planning Department.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling apartment or condominium unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodge.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:
 - (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1.25 staff members at full complement.
 - f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
 - g. For day care centers for children under the age of eight years - one space for each two adult residents and employees.
 - h. For residential care homes - one space for each two aged persons.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

G. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character or marks. A sign (supergraphics) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed. Except for one nameplate of one square foot for each dwelling unit all signs shall be approved by the Planning Director. Size, height, and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.
3. One single or double-faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
4. In the MF Zones, no signs, displays or advertising relating to any accessory uses shall be visible from any street.
5. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
6. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 - a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property.
 - b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected.
 - c. Such sign shall be unlighted.

SEC. 103.0304.3 VISITOR ZONE

In the Visitor (V) Zone, designated on Map Drawing C-403.2, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Any use permitted in the Multi-Family Zones.
2. Hotels and motels and the following accessory uses:
 - a. Restaurants and bars.
 - b. News and tobacco stores.
 - c. Barber shops.
 - d. Beauty shops.
 - e. Valet services (agency for laundering, cleaning and pressing of clothing).
 - f. Travel, ticket and car rental agents.
 - g. Gift shops.
 - h. Florists.
3. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.
3. Private clubs, lodges, and fraternal organizations except fraternities and sororities.
4. In the portion of Puchin Lot 1280 bounded by La Jolla Shores Drive, Torrey Pines Road and Arlath Road (dedicated but unimproved as a roadway) a restaurant and automobile service station will be permitted in addition to any of the other visitor area uses.
5. Upon recommendation by the Planning Director, any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated above and consistent with the purpose and intent of the Visitor Zone and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. GUEST ROOM DENSITY REGULATIONS

In the Visitor Zone, designated on Map Drawing C-403.2, no lot or parcel shall be occupied by more than one dwelling unit or two guest rooms for every 1,000 square feet of land area.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line, provided the see-through provisions in Section 103.0303.4, paragraph "C" are observed.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way endanger or interfere with any abutting property, easement, or rights-of-way.

C. MAXIMUM BUILDING HEIGHT

In the Visitor Zone designated on Map Drawing C-403.2, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof.

D. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover a greater portion of the lot or parcel than is shown in the following table:

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**Building Height
Excluding Roof**
40 to 45 feet
32 to 40 feet
below 32 feet

**Percent
Maximum
Coverage**
30
40
50

E. LANDSCAPE REGULATIONS

1. In the Visitor Zone, designated on Map Drawing C-403.2, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and watering systems as required by the Planning Director shall be installed within six weeks following occupancy of the premises.

F. OFF-STREET PARKING REQUIREMENTS

The following off-street parking requirements shall apply to the Visitor Zone parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. The required spaces shall be located on the same premises as the building it serves.

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling unit - two spaces.
 - b. For boarding and lodging houses - one space for each lodger.
 - c. For each guest house - one space.
 - d. For primary, elementary, and junior high schools:
 - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
 - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
 - e. For senior high schools:
 - (1) One space for each eight students at ultimate enrollment.
 - (2) One space for each 1.25 staff members at full complement.
 - f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each three fixed seats, or one parking space for each 21 square feet of floor area where there are no fixed seats.
 - g. For day care centers for children under the age of eight years - one space for each two adult residents and employees.
 - h. For hotels and motels - 1.2 spaces for each guest room, and one space for each 500 feet of gross floor area used for incidental business.
 - i. For private clubs and similar establishments - 1.2 spaces for each guest room or one space for each 500 square feet of gross floor area, whichever is greater.
 - j. For uses accessory to motels and hotels as permitted in this section, except restaurants and bars - one space for each 500 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

G. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. A sign (supergraphics) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed. All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.
3. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink, or effect changes in hue or intensity or illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion by the movement of the atmosphere, are also prohibited. Neon signs are prohibited.
4. A sign shall not project above the top of the second floor or the parapet or eaves, whichever is lower, of the building to which it is affixed.
5. One single or double-faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
6. Ground signs shall be permitted only when the following conclusions can be reached:
 - a. That there are special circumstances or conditions applying to the land or buildings for which the sign is sought, which do not apply generally to the land or buildings in the neighborhood. Such conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Division.

- b. That the aforesaid circumstances or conditions are such that the strict application of the provisions of this Division would deprive the applicant of the reasonable use of the land or buildings.
- c. The granting of the sign will be in harmony with the general purpose and intent of the La Jolla Shores Planned District regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- d. Ground signs when permitted shall not exceed an area of 20 square feet in total face area; be less than three feet in any one dimension or exceed a height of eight feet. Ground signs shall not encroach or overhang into the public right-of-way.
7. For each dwelling unit one nameplate having a maximum area of one square foot shall be permitted.
8. In the Visitor Zone, no signs, displays or advertising relating to any accessory uses shall be visible from any street.
9. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
10. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 - a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property;
 - b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected;
 - c. Such sign shall be unlighted.

SEC. 103.0301. COMMERCIAL CENTER

In the Commercial Center (CC), designated on Map Drawing C-403.2, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

1. Retailing of consumer goods and dispensing of consumer services from the following establishments:
 - a. Antique shops.
 - b. Apparel and tailor shops.
 - c. Art galleries.
 - d. Art supplies shops.
 - e. Bakeries.
 - f. Barber shops.
 - g. Beauty shops.
 - h. Bicycle shops.
 - i. Book stores.
 - j. Confectioneries.
 - k. Curtain and drapery shops.
 - l. Drug stores.
 - m. Dry cleaning and laundry agencies and self-service dry cleaning and laundry establishments.
 - n. Florists.
 - o. Food stores.
 - p. Gift shops.
 - q. Hardware stores.
 - r. Hobby shops.
 - s. Import shops.
 - t. Interior design studios.
 - u. Jewelry stores.
 - v. Liquor stores.
 - w. Music and record stores.
 - x. Paint and wallpaper stores.
 - y. Picture frame shops.
 - z. Photographic studios.
 - aa. Radio, television and small home appliance sales and repair shops.
 - bb. Real estate brokers.
 - cc. Restaurants (excluding drive-in and drive-thru restaurants).
 - dd. Shoe stores.
 - ee. Shoe repair shops.
 - ff. Sporting goods stores.
 - gg. Stationers.
 - hh. Travel agencies.
 - ii. Variety stores.
 - j. Libraries.
2. Electric distribution and gas regulating stations serving the immediate area.
3. The following uses are also permitted provided that such uses are not located on the ground floor within the front half or 50% of the lot:
 - a. Business and professional offices.
 - b. Dwelling units and apartments.
 - c. Studios for teaching of art, drama, dancing and music.
 - d. Automobile parking.

4. Any other use which the Planning Commission upon the recommendation of the Planning Director may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Commercial Center Area (CC) and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
- A. COMMERCIAL CENTER ZONE DENSITY REGULATIONS**
In the Commercial Center Zone, designated on Map Drawing C-403.2, commercial structures may occupy 100% of the lot or parcel.

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100% 06/10/82

H. BUILDING HEIGHTS

In the Commercial Center Zone, designated on Map Drawing C-403.2, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 32 feet plus roof.

I. OFF-STREET PARKING REQUIREMENTS

The following off-street parking requirements shall apply to parking in the Commercial Center Zone in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department.

J. PARKING REQUIREMENTS

1. Every premise shall be provided with a minimum of permanently maintained off-street parking spaces as follows:
 - a. For each dwelling or apartment unit - two spaces.
 - b. For each 1,000 square feet of gross retail floor area - one space.
 - c. For each 500 square feet of gross business or professional office area - one space.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

K. SIGN REGULATIONS

For the purposes of this section the word "sign" is hereby defined to mean any painted or fabricated element including its structure which may consist of any letter, figure, character, or marks. A sign (supergraphed) may also include the entire wall of a building, freestanding walls, fences or other appurtenances upon which the graphics are painted or displayed.

All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Any sign not in compliance with the regulations within this Division shall be removed within two years from the effective date of this Division.
2. No off-premises signs shall be permitted; all signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in this Division.
3. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink or effect changes in hue or intensity of illumination are prohibited. Pennants, banners,

streamers, and signs, any parts of which may be set in motion by the atmosphere, are also prohibited. Neon signs are prohibited.

4. A sign shall not project above the top of the second floor or the parapet or eaves, whichever is lower, of the building to which it is affixed.
5. One single or double faced ground directional sign shall be permitted at each driveway, except when such driveway serves a single family dwelling unit where no sign is allowed. Such signs shall not exceed two square feet in total face area and four feet measured vertically from the base at ground level to the apex of the sign. Such signs shall not encroach into the public right-of-way.
6. Ground signs shall be permitted only when the following conclusions can be reached:
 - a. That there are special circumstances or conditions applying to the land or buildings for which the sign is sought, which do not apply generally to the land or buildings in the neighborhood. Such conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Division.
 - b. That the aforesaid circumstances or conditions are such that the strict application of the provisions of this Division would deprive the applicant of the reasonable use of the land or buildings.
 - c. The granting of the sign will be in harmony with the general purpose and intent of the La Jolla Shores Planned District regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - d. Ground signs when permitted shall not exceed an area of 20 square feet in total face area or be less than three feet in any one dimension or exceed a height of eight feet. Ground signs shall not encroach or overhang into the public right-of-way.
7. For each dwelling unit one nameplate having a maximum area of one square foot shall be permitted.
8. For each temporary real estate sales office and each model home - one temporary sign not more than four square feet in area on the same premises identifying the subdivision in which the sales office or home is located. All such signs shall be removed within 18 months of the filing of the final subdivision map.
9. One temporary sign shall be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:
 - a. Such sign shall be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property.
 - b. Such sign shall not exceed 5X7 inches in size and no part of such sign shall extend more than four feet above the surface of the ground upon which it is erected.
 - c. Such sign shall be unlighted.

L. PARKING LOCATION

1. Required off-street parking for uses in the Commercial Center Area (CC), designated on Map Drawing No. C-403.2, may not be located on the front 50% of the lot except when such parking is located on the second story or above. Also, required off-street parking for uses in the Commercial Center Area may be located in whole or in part on nearby land provided that all of the following criteria are met:
 - a. Some portion of the parking area is within 400 feet horizontal distance of the premises on which the use requiring off-street parking is located, and provided that said parking area is in the Commercial Center (CC) and Multi-Family (MF) Areas, designated on Map Drawing No. C-403.2

- b. Said land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the parking site shall furnish satisfactory evidence to the Planning Director that he owns or has a sufficient interest in such property to provide and maintain the minimum off-street parking facilities which are provided or maintained for only the structure or use under consideration provided or maintained for only the structure or use under consideration.

SEC. 103.0304.5 PUBLIC PARK AREA

In the Public Park (PP) Area, designated in Map Drawing No. C-403.2, no building or improvement or portion thereof, shall be erected, constructed, enclosed, established, altered or enlarged, nor shall any premises be used except for park purposes.

SEC. 103.0304.6 NORTHWEST YMCA

In the area designated on Map Drawing C-403.2 as YMCA, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for YMCA purposes.

A. GENERAL DESIGN REGULATION

1. Expansion must not encroach on adjacent uses.
2. Adequate and appropriate landscaping and/or fencing must be provided between adjacent property and next to all public rights-of-way.

B. SITING OF BUILDINGS

1. Buildings with openings (i.e., doors and/or windows) facing the side property line shall be constructed not closer than four feet from said property line.
2. Buildings without openings facing the side property line may be constructed on the side property line provided the drainage of storm water falling on the roof of such building is carried off on the subject property and shall in no way, endanger or interfere with any abutting property, easement, or rights-of-way.

C. MAXIMUM LOT COVERAGE

No more than 20% of the total lot area shall be covered by buildings or structures.

D. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped. In no case shall this landscaped area be less than twenty five (25%) percent of the total parcel area.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
3. Landscaping and an irrigation system as required by the Planning Director shall be installed within six weeks following occupancy of the premises.

E. OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. The required spaces shall be located on the same premises as the building it serves.

One parking space shall be provided for every additional 200 square feet of building area.

Parking lot access requirements are to be determined by the Planning Director and the City Engineer.

F. SIGNS

All signs shall be approved by the Planning Director. Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign shall be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

1. Animated signs, including but not limited to those signs which rotate, move, flash, reflect, blink, or effect changes in hue or intensity of illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion by the movement of the atmosphere, are also prohibited. Neon signs are prohibited.
2. Signs will be in harmony with the general purpose and intent of the La Jolla Shores Planned District Regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

SEC. 103.0306 SPECIAL REGULATIONS

A. STORAGE

Storage of merchandise, material, or equipment, including refuse containers, shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.

B. PARKING OR STORAGE OF BOATS, TRAILERS, AND CAMPERS

Parking or storage of boats, trailers, and campers and other wheeled vehicles, for greater than three days, shall not be permitted within a dedicated public right-of-way or tract.

C. ENCLOSURE OF SERVICE EQUIPMENT

No mechanical equipment, tank, duct, elevator enclosure, roofing tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

D. UTILITIES

Public utility systems and service facilities shall be located underground within the boundaries of a new development as provided for in Section 102.0221 of the Municipal Code.

E. ANTENNAS

Only one exterior television and/or radio antenna per building will be permitted.

F. PRIVATE STREETS, ALLEYS AND WALKWAYS

All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways.

C. PUBLIC IMPROVEMENTS
When a subdivision map is not required, the Planning Director may require improvements including but not limited to sidewalks, curbs, gutters, street pavement, and street trees as a condition for the approval of a development permit. Such improvements shall be in accordance with standards established by the City Engineer.
Section 2.
This ordinance shall take effect and be in force on the thirtieth day (month) and after its passage.
Introduced on May 26, 1976.
Passed and adopted by the Council of The City of San Diego on June 9, 1976.
AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.
by KATHLEEN MARTINEZ, Deputy
(SEAL)
Pub: June 24, 1976 121801

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Ordinance No. 11852

C. ENCLOSURE OF SERVICE EQUIPMENT

No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

D. UTILITIES

Public utility systems and service facilities shall be located underground within the boundaries of a new development as provided for in Section 102.0221 of the Municipal Code.

E. ANTENNAS

Only one exterior television and/or radio antenna per building will be permitted.

F. PRIVATE STREETS, ALLEYS AND WALKWAYS

All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways.

G. PUBLIC IMPROVEMENTS

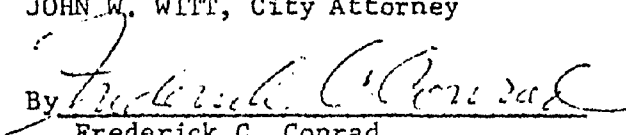
When a subdivision map is not required, the Planning Director may require improvements including but not limited to sidewalks, curbs, gutters, street pavement, and street trees as a condition for the approval of a development permit. Such improvements shall be in accordance with standards established by the City Engineer.

Section 2.

This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

MAY 10 1978

FCC:clh
5/3/76

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